

IN RE: PETITION FOR VARIANCE
S/S Jerome Jay Drive, 1,439' NW
centerline of Laurelford Court
8th Election District
3rd Councilmanic District
(13026 Jerome Jay Drive)

George W. Duncan
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-181-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, George W. Duncan. The Petitioner is requesting a special hearing for property he owns at 13026 Jerome Jay Drive. The subject property is split-zoned R.C.4 and R.C.5. The special hearing request is for the following:

- (1) A modification of the "2nd Amended Partial Development Plan 'Ivy Hill' Section 5" to permit the proposed home on Lot No. 40 to be located within the R.C.4 zoned portion of the property with portions of the septic reserve and driveway serving those improvements to be located on both the R.C.4 and R.C.5 portions of the subject property;
- (2) the proposed improvements for the subject property as depicted on the Plan to accompany this Petition;
- (3) a modification of the previously delineated and recorded building restriction line as shown on the Plan to accompany this Petition; and
- (4) such further relief as may be necessary for approval of the proposed improvements shown on the Plan to accompany this Petition.

Appearing at the hearing on behalf of the special hearing request were Dr. George W. Duncan, owner of the property, James D. Grammer, a representative of McKee & Associates, the engineers who prepared the site plan of the property and Howard L. Alderman, Jr., attorney at law, representing the Petitioner. There were no Protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request. Consists of 2.83 acres, more or less, the majority of which is zoned R.C.4 with a smaller portion zoned R.C.5. The subject property is located on the south side of Jerome Jay

ORDER REVIEWED FOR FILING
DEC 19/02
3: R. J. J. J.

Drive and is known as Lot No. 40 of the "Ivy Hill" subdivision. The subject property is unimproved at this time. The special hearing request results from a change in zoning that has occurred since the time that the development plan of this property was approved. The zoning line has shifted somewhat which has caused the subject property to be undevelopable with a single-family dwelling in its current condition. Therefore, the special hearing request is an attempt to gain relief which will allow Dr. Duncan to construct the single-family dwelling on the property as is shown on the site plan submitted. Dr. Duncan has owned the subject lot since it was originally approved and the granting of the special hearing request will not result in any increase in density.


After considering the testimony and evidence offered at the hearing, I find that the special hearing request should be granted. It is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted to allow the Petitioner's request. The relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the Baltimore County Zoning Regulations.

Pursuant to the advertisement, posting of the property and public hearing held on the petition and for the reasons given above, the special hearing request should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of January, 2002, that the Petitioner's request for special hearing for: (1) modification of the "2nd Amended Partial Development Plan 'Ivy Hill' Section 5" to permit the proposed home on Lot No. 40 to be located within the R.C.4 zoned portion of the property with portions of the septic reserve and driveway serving those improvements to be located on both the R.C.4 and R.C.5 portions of the subject property; (2) the proposed improvements for the subject property as depicted on the Plan to accompany this Petition; (3) a modification of the previously

delineated and recorded building restriction line as shown on the Plan to accompany this Petition; and (4) such further relief as may be necessary for approval of the proposed improvements shown on the Plan to accompany this Petition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

4962
R. Jensen



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 9, 2002

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No. 02-181-SPH
Property: 13026 Jerome Jay Drive

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, reading "Timothy M. Kotroco". The signature is fluid and cursive, with the first name "Timothy" and last name "Kotroco" clearly legible.

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. George W. Duncan
310 Hopkins Road
Baltimore, MD 21212

James Grammer, P.E.
McKee & Associates, Inc.
Five Shawan Road
Hunt Valley, MD 21030

Come visit the County's Website at www.co.ba.md.us





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 13026 Jerome Jay Drive

which is presently zoned RC-4 & RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr., Esquire

Name - Type or Print

Signature

Levin & Gann, PA Nottingham Centre, 8th Floor

Company

502 Washington Avenue 410-321-0600

Address

Telephone No.

City

Towson, MD 21204

State

Zip Code

Legal Owner(s):

GEORGE W. DUNCAN

Name - Type or Print

Signature

George W. Duncan

Name - Type or Print

Signature

310 Hopkins Road

410-828-6929

Address

Telephone No.

Baltimore, MD

21212

State

Zip Code

Representative to be Contacted:

Mr. James Grammer, McKee & Associates, Inc.

Name

Five Shawan Road

410-527-1555

Address

Telephone No.

Hunt Valley, MD

21030

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BR Date 11/5/01

Case No. 02-181-SH

9/15/98

ORDER RECEIVED FOR FILING

Date 11/9/02

By R. Duncan

PETITION FOR SPECIAL HEARING

CASE NO: 02-181-SPA

Address: 13026 Jerome Jay Way

Legal Owners: George W. Duncan

Present Zoning: RC-4 & RC-5

REQUESTED RELIEF:

"why the Zoning Commissioner should approve" on a split-zoned lot the following: [1] modification of the "2nd Amended Partial Development Plan 'Ivy Hill' Section 5" to permit the proposed home on Lot No. 40 to be located within the RC-4 zoned portion of the property with portions of the septic reserve and driveway serving those improvements to be located on both the RC-4 and RC-5 portions of the subject property; [2] the proposed improvements for the subject property as depicted on the Plan to Accompany this Petition; [3] a modification of the previously delineated and recorded building restriction line as shown on the Plan to Accompany this Petition; and [4] such further relief as may be necessary for approval of the proposed improvements shown on the Plan to accompany this Petition.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
8th Floor, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderman@LevinGann.com

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

September 1, 2001

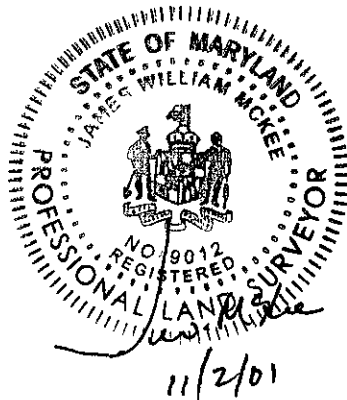
Zoning Description

13026 Jerome Jay Drive

8th Election District

Baltimore County, Maryland

Beginning at a point on the south side of Jerome Jay Drive, which is 50 feet wide at a distance of 1439 feet northwest of the centerline of Laurelford Court, which is 50 feet wide. Being lot 40, Section Five, Plat 2, IVY HILL. As recorded in Baltimore County Plat Book 57, folio 5. Containing 123,647.61 square feet or 2.8385 acres, more or less. Also known as 13026 Jerome Jay Drive and located in the 8th Election District, 3rd Councilmanic District.



02-181-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **06750**

DATE 11/5/01 ACCOUNT R001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: George Duncan

FOR: Special Hearing

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item #1151

PAID RECEIPT

PAYMENT ACTUAL TIME
11/05/2001 11/05/2001 10:32:15

RECEIVED BY CASHIER R001-006-6150 DRAWER 3

>> RECEIPT # 221298 OFLN

Dept 5 520 ZONING VERIFICATION

CR NO. 006750

Receipt Tot 50.00

50.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows.

Case: #02-181-SPH

13026 Jerome Jay Drive

S/S Jerome Jay Drive, 1,439' NW centerline Laurelford

8th Election District - 3rd Councilmanic District

Legal Owner(s): George W. Duncan

Special Hearing: to permit modification of the 2nd amended Partial Development Plan "Ivy Hill" to permit the proposed home on Lot #40, to be located in the RC-4 zoned portion of the lot and portions of the septic reserve and driveway and other improvements, also a modification of the building restriction line.

Hearing: Tuesday, January 8, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

12/15/01 Dec. 20

C511987

CERTIFICATE OF PUBLICATION

12/20/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/20/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-- 181 --SPH

Petitioner: George Duncan, MD

Address or Location: 13026 Jerome Jay Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: George Duncan, MD

Address: 310 Hopkins Road
Baltimore, MD 21212

Telephone Number: 410-828-6929

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 20, 2001 Issue – Jeffersonian

Please forward billing to:
George Duncan MD
310 Hopkins Road
Baltimore MD 21212

410 828-6929

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-181-SPH
13026 Jerome Jay Drive
S/S Jerome Jay Drive, 1,439' NW centerline Laurelford
8th Election District – 3rd Councilmanic District
Legal Owner: George W Duncan

Special Hearing to permit modification of the 2nd amended Partial Development Plan "Ivy Hill" to permit the proposed home on Lot #40, to be located in the RC-4 zoned portion of the lot and portions of the septic reserve and driveway and other improvements, also a modification of the building restriction line.

HEARING: Tuesday, January 8, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 12, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-181-SPH
13026 Jerome Jay Drive
S/S Jerome Jay Drive, 1,439' NW centerline Laurelford
8th Election District – 3rd Councilmanic District
Legal Owner: George W Duncan

Special Hearing to permit modification of the 2nd amended Partial Development Plan "Ivy Hill" to permit the proposed home on Lot #40, to be located in the RC-4 zoned portion of the lot and portions of the septic reserve and driveway and other improvements, also a modification of the building restriction line.

HEARING: Tuesday, January 8, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.
Director

C: Howard L Alderman Jr Esquire, Levin & Gann, Nottingham Centre, 8th Floor,
502 Washington Avenue, Towson 21204
George W Duncan, 310 Hopkins Road, Baltimore 21212
James Grammer, McKee & Associates Inc, 5 Shawan Road, Hunt Valley 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 24, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 4, 2002

Howard L Alderman Jr Esquire
Levin & Gann
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson MD 21204

Dear Mr. Alderman:

RE: Case Number: 02-181-SPH, 13026 Jerome Jay Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 5, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: George W Duncan, 310 Hopkins Road, Baltimore 21212
James Grammer, McKee & Associates Inc, 5 Shawan Road, Hunt Valley 21030
People's Counsel

Come visit the County's Website at www.co.ba.md.us



JK
1/8

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: December 26, 2001

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2001
Item Nos. 176, 177, 178, 179, ~~180~~ 184,
185, 186, 187, 188, 189, 193, 190, 191,
193, 194, 195, 196, 197, 198, 199, and
223

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

December 12, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 3, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

176, 177, 178, 179, 180, ~~181~~, 182, 183, 184, 185, 186, 187,
188, 190, 191, 192, 193, 195, 198, 199, 223

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd G. Taylor *TGT*

DATE: 1/07/02

SUBJECT: Zoning Item 181
Address 13026 Jerome Jay Drive

Zoning Advisory Committee Meeting of 12/03/01

Ground Water Management Comments:

Additional soil evaluation may be required prior to approval of the septic reserve area.

Reviewer: Sue Farinetti

Date: 12/14/01

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: Todd G. Taylor *TGT*
DATE: January 17, 2002
SUBJECT: Zoning Item 181
Address 13026 Jerome Jay Drive

Zoning Advisory Committee Meeting of 12/3/01

AGRICULTURAL PRESERVATION

Since the purpose of RC-4 is to protect water quality reservoirs, I recommend that the condition of approval be that the remainder of RC-4 area outside of the envelop for the pool be restricted in order to maintain natural vegetation and preclude further clearing (BC2R standards restricting clearing to 25%).

Reviewer: Wally Lippincott

Date: 1/9/02

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

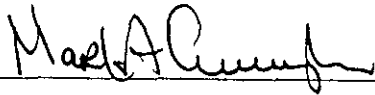
DATE: December 12, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

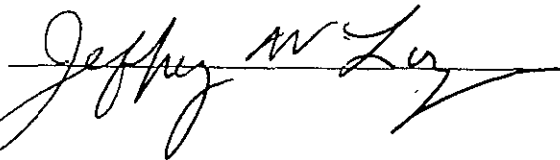
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-178, 02-181, 02-185, 02-187, 02-192,
02-193, 02-198, & 02-199

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.11.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. [REDACTED] BR

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

K.A. Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
13026 Jerome Jay Drive, S/S Jerome Jay Dr,
1439' NW of c/l Laurelford
8th Election District, 3rd Councilmanic

Legal Owner: George W. Duncan
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-181-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

20th

I HEREBY CERTIFY that on this *20th* day of December, 2001 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 502 Washington Avenue, 8th Floor, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman

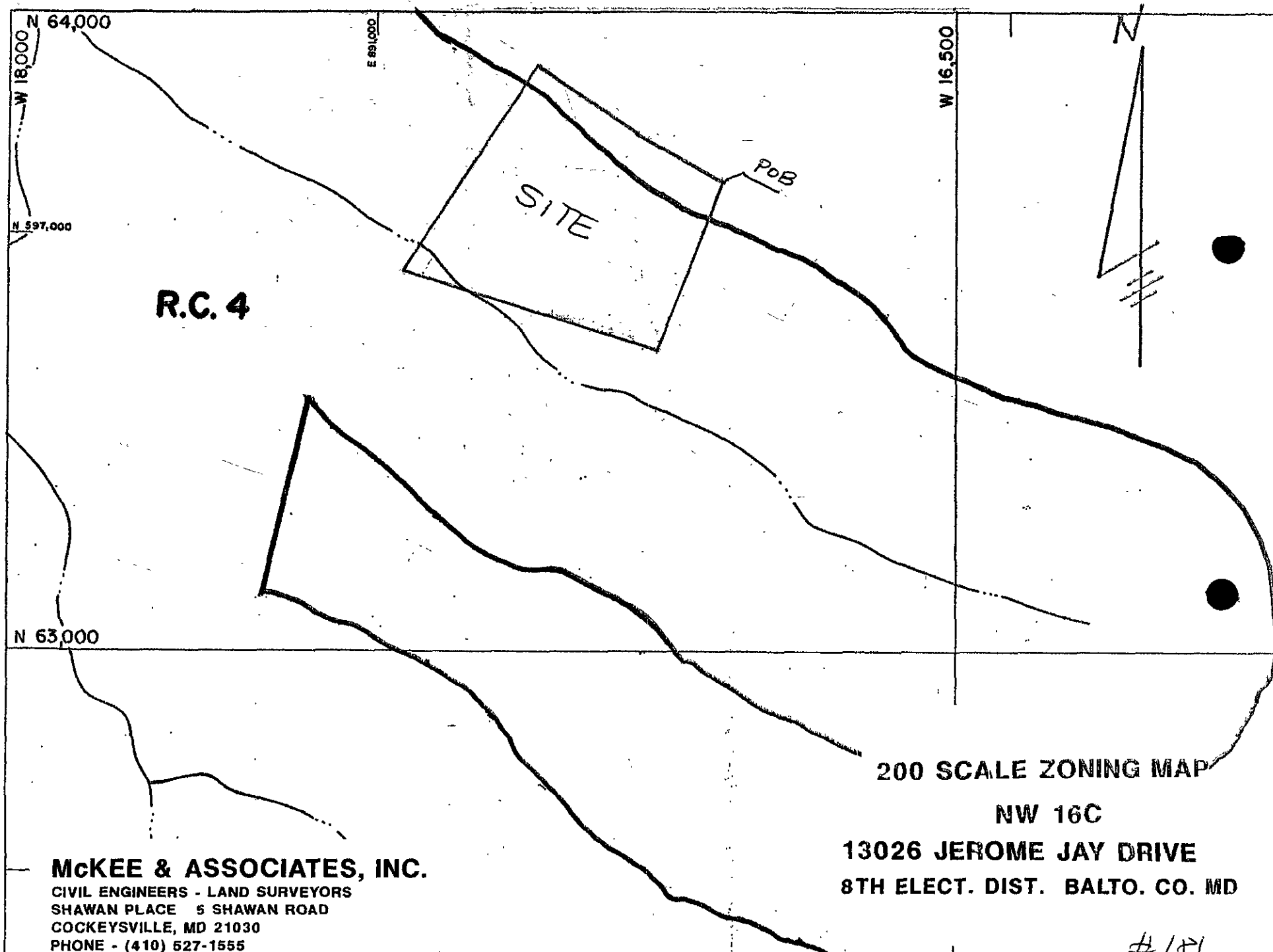
PETER MAX ZIMMERMAN

CASE NAME DUNCAN PROPERTY
CASE NUMBER 02-181-SP14
DATE 08 JAN 02

PETITIONER'S SIGN-IN SHEET

[illegible]

02-181-SP1A



McKEE & ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE 5 SHAWAN ROAD
COCKEYSVILLE, MD 21030
PHONE - (410) 527-1555

13026 JEROME JAY DRIVE
8TH ELECT. DIST. BALTO. CO. MD

#181



- NOTES:
1. BEING LOT 40, SECTION FIVE, PLAT TWO.
2. PLAT RECORDED IN PLAT BOOK 57/005.
3. TO OUR KNOWLEDGE THERE HAVE BEEN
NO PRIOR ZONING HEARINGS FOR THIS
SITE.

MOHAMAD & SIMIN SAADI
13025 JEROME JAY DRIVE
DEED REFERENCE: 8889/194
TAX ACCT # 2100000136
"IVY HILL" SECTION 5
PLAT REF: 57/5

JOSEPH IRWIN & LINDA
JEAN ABRAMSON
13023 JEROME JAY DRIVE
DEED REFERENCE: 7772/876
TAX ACCT # 2100000135
"IVY HILL" SECTION 5
PLAT REF: 57/5

DAVID B. & CYNTHIA K. COHEN
13030 JEROME JAY DRIVE
DEED REFERENCE: 13744/91
TAX ACCT # 2100000146
"IVY HILL" SECTION 5
PLAT REF: 57/5

STEPHEN A. & TOYE FRAGAPANE
12 LAUREL FORD CT
DEED REFERENCE: 9495/250
TAX ACCT # 2100004949
"LAUREL FORD"
PLAT REF: 61/113

JEFFREY E. & CHRISTINE M. SELL
13020 JEROME JAY DRIVE
DEED REFERENCE: 14552/151
TAX ACCT # 2100000148
"IVY HILL" SECTION 5
PLAT REF: 57/5

PATRICIA B. MOELL
& LAUREL FORD CT
DEED REFERENCE: 11635/734
TAX ACCT # 2200004353
"LAUREL FORD"
PLAT REF: 61/113

HOUSE DETAIL
1" = 20'

McKEE & ASSOCIATES, INC.
Engineering - Surveying - Natural Resource Planning
Natural Resource Planning - Road Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD
COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555
FAX/MAIL: (410) 527-1563

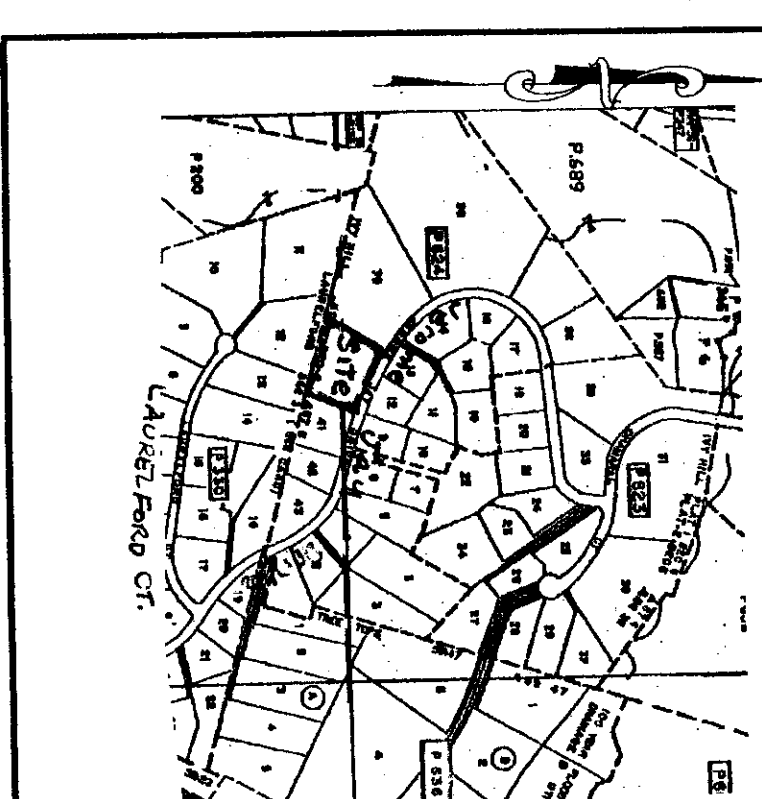
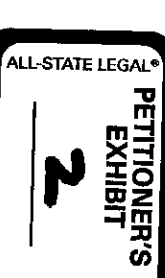
JAMES W. McKEE
MARYLAND REG. No. 9012

10/29/01
DATE

OWNER
GEORGE W. DUNCAN
7800 YORK ROAD
BALTIMORE, MD 21204
DEED REFERENCE: 14845/45
TAX ACCT. #: 2100000147

Plan to Accompany Petition
for Special Hearing and Variances

#13026 JEROME JAY DRIVE
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MD
SEPTEMBER 20, 2001
REV 10/27/2001



VICINITY MAP
SCALE: 1" = 1000'

